131.0	0003	0009.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,063,600 /	1,063,600
					USE VALUE:	1,063,600 /	1,063,600
					ASSESSED:	1,063,600 /	1,063,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		NORFOLK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KANSTROOM DANIEL &
Owner 2:	DAHLSTROM JULIE ANN
Owner 3:	
Street 1:	12 NORFOLK RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	LINSKEY CHARLES R/ESTATE -
Owner 2:	-
Street 1:	12 NORFOLK RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .184 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1911, having primarily Wood Shingle Exterior and 1969 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8000.000	464,500	5,100	594,000	1,063,600
Total Card	0.184	464,500	5,100	594,000	1,063,600
Total Parcel	0.184	464,500	5,100	594,000	1,063,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 540.15 | /Parcel: 540.15

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct: 84553

GIS Ref:

GIS Ref:

Insp Date: 06/09/16

!10265!

PREVIOUS ASSESSMENT

Parcel ID: 131.0-0003-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	464,500	5100	8,000.	594,000	1,063,600		Year end	12/23/2021
2021	101	FV	450,900	5100	8,000.	594,000	1,050,000		Year End Roll	12/10/2020
2020	101	FV	450,700	5100	8,000.	594,000	1,049,800	1,049,800	Year End Roll	12/18/2019
2019	101	FV	342,200	5100	8,000.	627,000	974,300	974,300	Year End Roll	1/3/2019
2018	101	FV	342,200	5100	8,000.	462,000	809,300	809,300	Year End Roll	12/20/2017
2017	101	FV	327,600	5100	8,000.	442,200	774,900	774,900	Year End Roll	1/3/2017
2016	101	FV	286,600	5100	8,000.	409,200	700,900	700,900	Year End	1/4/2016
2015	101	FV	270,200	5100	8,000.	343,200	618,500	618,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	10:24:32

LAST REV

Date	Time
06/19/18	08:33:09
danam	

PAT ACCT. 10265

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LINSKEY CHARLES	65599-596		6/24/2015	Estate/Div	891,000	No	No	4	
LINSKEY CHARLES	61335-15		3/5/2013	Convenience	1	No	No		
	10021-546		4/24/1962			No	No		N

USER DEFINED

Prior Id # 1:	84553
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/8/2018	573	Add Bath	14,500	C				
1/22/2018	66	Redo Bas	21,150	C				
9/19/2016	1146	Redo Kit	138,000	O				convt prch to lvng
10/7/2015	1510	Redo Bat	35,000					
9/9/2015	1287	Porch	6,000		9/9/2015			Repair railings, p

ACTIVITY INFORMATION

Date	Result	By	Name
6/9/2016	Meas/Inspect	PT	Paul T
6/2/2016	Permit Visit	PT	Paul T
6/2/2016	Left Notice	PT	Paul T
4/21/2016	SQ Returned	EMK	Ellen K
11/19/2008	Meas/Inspect	163	PATRIOT
11/1/1999	Meas/Inspect	243	PATRIOT
9/4/1992		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8000		Sq. Ft.	Site		0	90.	0.83	10									594,000						594,000	

Total AC/HA:	0.18365	Total SF/SM:	8000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	594,000	Spl Credit		Total:	594,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1911	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	2	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.24184942
Const Adj.:	1.01989794
Adj $ / SQ:	170.986
Other Features:	92100
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	570588
Depreciation:	106129
Depreciated Total:	464459

COMMENTS

SINK/TOILET IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

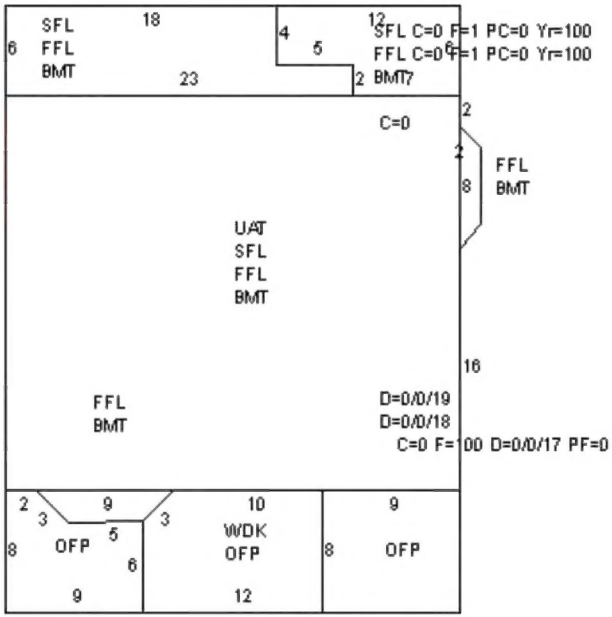
No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	206.89
Special Features:	0	Val/Su Net:	141.96
Final Total:	464500	Val/Su SzAd	261.82

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	983	51.300	50,424
FFL	First Floor	921	170.990	157,478
SFL	Second Floor	853	170.990	145,868
OFP	Open Porch	226	24.270	5,486
UAT	Upper Attic	195	95.750	18,672
WDK	Deck	94	16.320	1,534

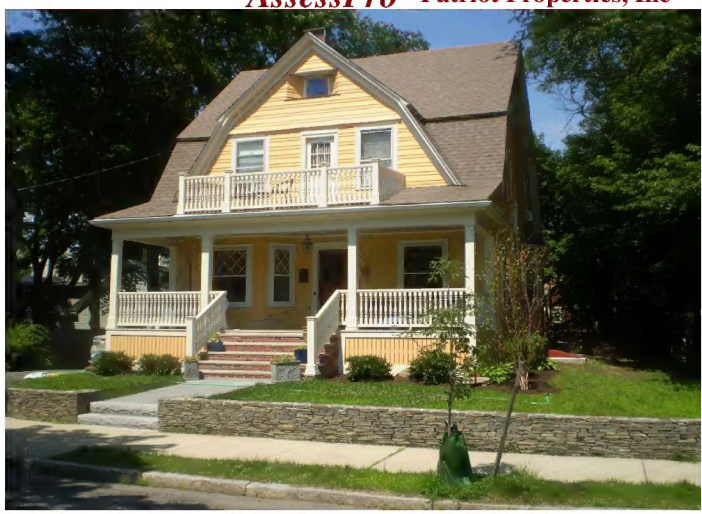
Net Sketched Area:	3,272			Total:	
Size Ad	1774.1	Gross Area	4770	FinArea	1969

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	95				
UAT	100	FLA	100	F	

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

131.0-0003-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1915	21.25	T	40	101			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100